



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Agenda - Final Finance and Personnel Committee

Chair Natalia Taft
Vice Chair Marcus West
Alder Sam Peete
Alder Jason Meekma
Alder John Tate II

Monday, August 9, 2021

5:30 PM

Virtually

Call To Order

Roll Call

Approval of Minutes for the July 12th, 2021 Meeting.

Closed Session

It is intended that the Finance and Personnel Committee will convene in closed session pursuant to Wisconsin Statutes section 19.85(1)(e), to address a matter that, for competitive or bargaining reasons, requires a closed session, and pursuant to Wisconsin Statutes 19.85(1)(g), to confer with legal counsel concerning strategy with respect to litigation in which the City of Racine is involved.

[0640-21](#)

Subject: Communication sponsored by Alder Taft, on behalf of the City Attorney, requesting the City Attorney meet with the Finance and Personnel Committee concerning litigation in which the City is involved, specifically House v. Cleland, et al., U.S. District Court, Eastern District of Wisconsin, Case No. 19-CV-397.

Staff Recommendation to the Finance and Personnel Committee on 08-09-2021: To approve the negotiated settlement as presented.

Fiscal Note: To be discussed.

[0637-21](#)

Subject: Communication from Mayor Mason seeking to meet in Closed Session pursuant to Wisconsin Statutes section 19.85(1)(e), to address a matter that, for competitive or bargaining reasons, requires a closed session, specifically regarding an amendment the agreement with The Main Attraction, LLC for the Redevelopment of an 80-unit Boutique Hotel, restaurant, roof-top bar, café, banquet facility.

Staff Recommendation to the Finance and Personnel Committee on

08-09-2021: That the amendment to the Developer Incentive Agreement between the City of Racine and The Main Attraction, LLC. for the Redevelopment of an 80-unit Boutique Hotel, restaurant, roof-top bar, banquet facility and meeting rooms, in and on the former "Zahn's Department Store" property at 500 Main Street along Monument Square be approved and that the Mayor and City Clerk be authorized to execute the Amendment on behalf of the City of Racine.

Fiscal Note: City Funding amount for the project has not changed. Funds are available in accordance with this agreement.

Attachments: [ABM Hotel Verdant Amendment #3](#)

[0638-21](#)

Subject: Communication from Mayor Mason requesting approval of a Parking Facility Lease Agreement with the Main Attraction, LLC, supporting the Verdant Hotel Development at 500 Main Street.

Staff Recommendation to the Finance and Personnel Committee on

08-09-2021: To authorize and direct the Mayor and City Clerk to execute a Parking Facility Lease Agreement with the Main Attraction, LLC, supporting the Verdant Hotel Development at 500 Main Street.

Fiscal Note: These documents are in addition to and referenced in the tax increment incentive agreement with The Main Attraction, LLC, for the Verdant Hotel Development at 500 Main Street.

Attachments: [Hotel Verdant - Lake Avenue Parking Lot Lease - City Attorney Revision 2021-0](#)

Open Session

The Finance and Personnel Committee will return to open session and may take action on any item considered in closed session.

[0643-21](#)

Subject: Communication sponsored by Alder Jones requesting the City receive 1205 Schiller Street and 1427 Villa Street from Racine County and transfer the property to Racine Habitat for Humanity for the purpose of redevelopment.

Staff Recommendation to the Finance and Personnel Committee on

08-09-2021: That the Finance and Personnel Committee recommend approval of the reception of 1205 Schiller Street and 1427 Villa Street from Racine County and transfer of the properties to Racine Habitat for Humanity for the purpose of redevelopment.

Fiscal Note: Habitat will reimburse the City for title transfer, recording, or any other applicable fees, estimated at approximately \$60.

Attachments: [Memo - Habitat Transfer.pdf](#)

[0545-21](#)

Subject: Developers Agreement for Seasons at Mount Pleasant Subdivision in Mt. Pleasant (FRED-Mount Pleasant HC, LLC)

Recommendation of the Waterworks Commission on July 20, 2021:
Approve and Refer to the Finance and Personnel Committee

Staff Recommendation to the Finance & Personnel Committee on 08-09-2021: To Approve

Fiscal Note: Estimated cost for the water main construction is \$250,000.00, paid by the developer

Attachments: [seasons map](#)
 [draft Seasons agreement](#)

[0546-21](#)

Subject: Developers Agreement for Coach Hills Addition No. 2 in Mt. Pleasant (TNG 10, LLC)

Recommendation of the Waterworks Commission on July 20, 2021:
Approve and Refer to the Finance and Personnel Committee

Staff Recommendation to the Finance & Personnel Committee on 08-09-2021: To Approve

Fiscal Note: Estimated cost for the water main construction is \$50,000, paid by the developer

Attachments: [draft coach hills add 2](#)

[0547-21](#)

Subject: Developers Agreement for The Villas Coach Hills in Mt. Pleasant (TNG 10, LLC)

Recommendation of the Waterworks Commission on July 20, 2021:
Approve and Refer to the Finance and Personnel Committee

Staff Recommendation to the Finance & Personnel Committee on 08-09-2021: To Approve

Fiscal Note: Estimated cost for the water main construction is \$120,000.00, paid by the developer

Attachments: [draft villas coach hills](#)

[0620-21](#)

Subject: Communication sponsored by Alder Taft, on behalf of the Chief of Police, requesting to apply for the 2022 Mayor's Gang Collaborative Grant (Grant Control #00387).

Staff Recommendation to the Finance & Personnel Committee on

08.09.2021: Approval to apply for the 2022 Mayor's Gang Collaborative Grant

Fiscal Note: Grant amount is \$63,400.00. No City match is required.

Attachments: [2022 Mayor's Gang Collaborative Grant Request.pdf](#)
[8.9.2021 Grant Sponsor Taft.pdf](#)

[0639-21](#)

Subject: Communication from Mayor Mason requesting allocation and expenditure of \$6,625,000 in American Rescue Plan Act (ARPA) funding for Limited Term Employees, contracted compliance and grant support, developing policies and programs for Vaccination, Housing and Home Ownership, and Employee Recruitment.

Staff Recommendation to the Finance and Personnel Committee on

08-09-2021: That the request from Mayor Mason to allocated and expend \$6,625,000 in American Rescue Plan Act (ARPA) funding for Limited Term Employees, contracted compliance and grant support, developing policies and programs for Vaccination, Housing and Home Ownership, and Employee Recruitment be approved. Staff has reviewed and confirmed all applicable ARPA rules to verify that all uses are allowable.

Fiscal Note: Total American Rescue Plan Act (ARPA) funding allocated not to exceed \$6,625,000. The ARPA funds are currently uncommitted and require no City match.

Attachments: [ARPA council memo 8.9.21 v3.docx](#)

Adjournment

Public comment is not yet virtually accessible, however if you would like to submit public comment via email please email clerks@cityofracine.org. Your comment will be sent to the Mayor and Committee and put in the formal record.

**For virtual access you may view the meeting: via facebook live at
<http://www.facebook.com/cityofracineWI/>**

Or Telephone: (301)715-8592

Webinar ID: 868 4752 8000

You may join the webinar by following the link below:

<https://cityofracine-org.zoom.us/j/86847528000>

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Finance Department at 262-636-9148 at least 48 hours prior to this meeting.